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October 31, 2014

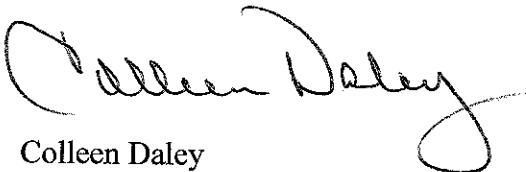
Maureen Feeney, City Clerk  
Boston City Hall  
One City Hall Square, Room 601  
Boston, MA 02201-2014

**RE: Public Facilities Commission Meetings**

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Wednesday, November 5, 2014 at 9:30 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD and DND are attached hereto.

Sincerely,



Colleen Daley  
PFC Secretary

Public Facilities Department  
26 Court Street, 10 Fl.  
Boston, MA 02108  
617-635-4826 (phone)  
617-635-0558 (fax)



CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

November 5, 2014

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Patrick I. Brophy, Commissioner

Location:  
Public Facilities Commission  
26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108

Meeting Time: 9:30 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its November 5, 2014 meeting:

<b>VOTE 1</b>	<b>CONVEYANCE TO THE NONQUIT STREET NEIGHBORHOOD</b>	<b>Purchase</b>
<b>Bernard</b>	<b>ASSOCIATION AND LAND TRUST, INC.:</b> Vacant land located at Nonquit Street,	<b>Price</b>
<b>Mayo</b>	Dorchester.	<b>\$100</b>
	Ward: 13	
	Parcel Number: 01222000	
	Square Feet: 6,438	
	Use: Garden and Wildlife Habitat	
	Estimated Total Development Cost: \$100.00	
	Assessed Value: \$48,700.00	
	DND Program: REMS-Land Disposition	
	RFP Issuance Date: 03/31/2014	
<b>VOTE 2</b>	<b>AMENDMENT TO THE VOTE OF NOVEMBER 7, 2013 TO EXTEND THE</b>	<b>Purchase</b>
<b>John</b>	<b>TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO</b>	<b>Price</b>
<b>Feuerbach</b>	<b>24 MONTHS TO SEBASTIAN MARISCAL STUDIO, INC.:</b> Vacant land located at	<b>\$600,000</b>
	778 through 796 Parker Street and 77 Terrace Street, Jamaica Plain.	
	1) TD – 11/7/13 through 11/7/14 = 12 months	
	2) TD extension for an additional 12 months – 11/7/14 through 11/7/15 = 24 months	
	TD total time is 24 months	



<b>VOTE 3</b> <b>Beverly</b> <b>Estes-</b> <b>Smargiassi</b>	<b>CONVEYANCE TO THE BOSTON REDEVELOPMENT AUTHORITY:</b> Vacant land located at 35 and 39 Windsor Street, South End.	<b>Purchase Price</b> <b>\$1.00</b>
	Ward: 9 Parcel Numbers: 01851000 and 01853000 Square Feet: 2,764 (total) Use: Rehabilitation-Housing Estimated Total Development Cost: \$100.00 Assessed Value: \$83,700.00 (total) Appraised Value: N/A DND Program: Neighborhood Housing	
<b>VOTE 4</b> <b>Jamie</b> <b>Smith</b>	<b>TO ACCEPT AND EXPEND A BROWNFIELDS SITE ASSESSMENT GRANT FROM THE MASSACHUSETTS DEVELOPMENT FINANCE AGENCY (MassDevelopment):</b> To complete phase II testing work at the former Lewis Chemical site in Hyde Park.	<b>Up to</b> <b>\$95,900</b>
<b>VOTE 5</b> <b>Jim</b> <b>Gillooly</b>	<b>TRANSFER OF LAND WITH BUILDING:</b> Located at 115 Federal Street, Boston, known as the Winthrop Street Garage, from the City of Boston Transportation Department's Off-Street Parking Facilities Board to the Public Facilities Commission.	<b>Property Transfer</b>
<b>NOTE:</b> <b>Donald</b> <b>Wright</b>	<b>REAL ESTATE &amp; MANAGEMENT SALES (REMS) DIVISIONAL OVERVIEW PRESENTATION TO THE PUBLIC FACILITIES COMMISSION.</b>	

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
November 5, 2014**

**VOTE 1:** That having duly advertised its intent to sell to The Nonquit Street Neighborhood Association and Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 21 Nonquit Street, Dorchester, MA 02125, the vacant land located at Nonquit Street (Ward 13, Parcel 01222000) in the Dorchester District of the City of Boston containing approximately 6,438 square feet of land, for two consecutive weeks (September 22, 2014 and September 29, 2014) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of June 4, 2014 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to The Nonquit Street Neighborhood Association and Land Trust, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to The Nonquit Street neighborhood Association and Land Trust, Inc., or a nominee, to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

**VOTE 2:** That the vote of this Commission at its meeting on November 7, 2013, regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
778 Parker Street	10	00437000	2,174
780 Parker Street	10	00436000	2,200
782 Parker Street	10	00435000	2,204
784 Parker Street	10	00434000	2,394
786 Parker Street	10	00433000	2,577
788 Parker Street	10	00432000	2,901
790 Parker Street	10	00431000	2,926
792 Parker Street	10	00430000	3,817
794 Parker Street	10	00429000	5,526
796 Parker Street	10	00428000	2,738
77 Terrace Street	10	00396000	28,300

in the Jamaica Plain District of the City of Boston containing approximately 57,757 total square feet of land to Sebastian Mariscal Studio, Inc. (or nominee);

be, and hereby is, amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

**VOTE 3:** Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
35 Windsor Street	09	01851000	1,662
39 Windsor Street	09	01853000	1,102

in the South End District of the City of Boston containing approximately 2,764 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

**VOTE 4:** WHEREAS, the Massachusetts Development Finance Agency (MassDevelopment) has awarded a Brownfields site assessment grant to the City of Boston’s Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount up to \$95,900.00 for a site assessment of the former Lewis Chemical site located at 12 Fairmount Court in Hyde Park;

WHEREAS, the duration will be from October 23, 2014 through June 30, 2015; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept

such delegation and exercise the power and perform the function so delegated;  
and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant, expend such funds and execute all contracts and instruments necessary for the same, without further appropriation for the aforementioned purposes.

**VOTE 5:** WHEREAS, on October 24, 2014 the City of Boston Transportation Department's Off-Street Parking Facilities Board voted to determine and declare that the site at 115 Federal Street which includes a four story parking garage and consisting of approximately 47,738 square feet, together with land, air rights, and structures thereon, and with any and all appurtenant rights and benefits and subject to and with the benefit of all easement of record ("the Property"), is no longer required for public off-street parking purposes pursuant to 1946 Mass. Stat. c. 474, as amended;

WHEREAS, the Chair of the Board notified via letter on October 24, 2014 to the Public Facilities Chair of such vote and requested the Public Facilities Commission to take all necessary action for the transfer of the Property in accordance with applicable laws; and

WHEREAS, Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) that said property be and the same hereby is, transferred from the care, custody, management and control of the City of Boston Off-Street Parking Facilities Board to the care, custody, management and control of the Department of Neighborhood Development; and

NOW, THEREFORE BE IT VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above-described property in accordance with the applicable provisions of Chapter 642 of the Acts of 1966, M.G.L. c.30B, § 16 et seq. and any and all applicable laws.



## Property and Construction Management Department

### Public Facilities Department

Martin J. Walsh, Mayor

November 5, 2014

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Patrick I. Brophy, Commissioner

Location: 26 Court Street, 11<sup>th</sup> Floor, Conf. Rm. 11A  
Boston, MA 02108  
Meeting Time: 9:30 a.m.

Dear Commissioners:

Senior management for the Public Facilities Department will give a presentation to the Commission at its November 5, 2014 meeting:

**NOTE: PRESENTATION AND OVERVIEW OF THE PUBLIC FACILITIES  
DEPARTMENT TO THE PUBLIC FACILITIES COMMISSION.**  
**Joseph Mulligan**

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PUBLIC FACILITIES DEPARTMENT OFFICE  
26 COURT STREET, 10TH FLOOR • BOSTON, MA 02108 • 617-635-0412 • FAX: 617-635-0555

[www.boston.gov/propertymanagement](http://www.boston.gov/propertymanagement)

Public Facilities Commission Meeting PFD Agenda November 5, 2014